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Separate paging is given to this Part in order that it may be filed as a Separate Compilation.

### PART IV-B

#### Rules and Orders (Other than those published in Parts I, I-A, and I-L) made by the Government of Gujarat under the Gujarat Acts

#### URBAN DEVELOPMENT AND URBAN HOUSING DEPARTMENT NOTIFICATION

Sachivalaya, Gandhinagar, 2<sup>nd</sup> April, 2025

#### THE GUJARAT TOWN PLANNING AND URBAN DEVELOPMENT ACT, 1976

No. GH/V/109 of 2025/UDUHD/TPS/e-file/18/2023/3119/L: WHEREAS, under Government Notification, Urban Development and Urban Housing Department No.GH/V/95 of 2001/TPS/132000/2890/L, dated 07.06.2001 the Government of Gujarat, in exercise of the powers conferred by section 48(2) of the Gujarat Town Planning and Urban Development Act, 1976 (President's Act No. 27 of 1976) (hereinafter referred to as "the said Act") sanctioned the Draft Town Planning Scheme No. 14 (Rajkot) (hereinafter referred to as "the said Draft Scheme") submitted by the Rajkot Municipal Corporation, Rajkot (hereinafter referred to as "the said Authority").

AND WHEREAS, in exercise of the powers conferred by section 50 of the said Act, the Government of Gujarat appointed the Town Planning Officer for finalizing the said Draft Scheme.

AND WHEREAS, the Town Planning Officer has submitted, to the Government of Gujarat, the Preliminary Town Planning Scheme No. 14 (Rajkot) (hereinafter referred to as "the said Preliminary Scheme") as required under section 52(2) and section 64 of the said Act.

NOW THEREFORE, in exercise of the powers conferred by section-65 of the said Act, the Government of Gujarat hereby:-

- (a) Sanction the said Preliminary Scheme with modifications enumerated in SCHEDULE appended here to;
- (b) State that the said preliminary scheme shall be kept open for the inspection of the public, at the office of the Appropriate Authority, during office hours on working days;
- (c) Fix the date of this notification as the date for the purpose of clause (b) of sub-section (2) of the section 65.

### SCHEDELE

1. The condition “પ્રસ્તુત યોજનામાં જે મૂળખંડોમાં હ્યાત બાંધકામને લીધે સામાન્યથી ઓછી કપાત કરેલ છે, તે તમામ મૂળખંડની સામે ફાળવેલ અંતિમખંડ/બિલ્ડિંગ યુનિટમાં રીટેવલોપમેન્ટ કરવામાં આવે ત્યારે યોજનામાં અપનાવેલ અન્ય ખુલ્લી જમીનનાં કપાતના ધોરણ મુજબ કપાત કરી, કપાત થતી જમીન સત્તામંડળને સુપ્રત કરવાની રહેશે. (નોંધ: હ્યાત બાંધકામના સુધારા/વધારામાં આ શરત લાગુ પડશે નહીં.)” is added after Sr.No. 5 in case no. 1, 4, 5 and 14, after Sr.No. 4 in case no. 2 and 10, after Sr.No. 3 in case no. 3, 6, 18, and 33, after Sr.No. 8 in case no. 8 and 25, after Sr.No. 6 in case no. 15, 16, 17, 19, 20, 22, 24, 27 and 29, after Sr.No. 7 of case no. 12 and 13, in remarks column of redistribution statement.
2. The area and boundary of the Final Plot No. ૧૬/૧/૨ admeasuring 20808 sq.mtr. is modified as, Final Plot no. ૧૬/૧/૨ admeasuring 15323 sq.mtr and Final Plot no. ૧૬/૧/૪ admeasuring 5448 sq.mtr, as shown in the accompanying plan and the redistribution statement.
3. The area and boundary of the Final Plot No. ૨૦/૧/૧ admeasuring 7403 sq.mtr. is modified as, Final Plot no. ૨૦/૧/૧ admeasuring 3747 sq.mtr, Final Plot no. ૨૦/૧/૩ admeasuring 2656 sq.mtr and Final Plot no. ૨૦/૧/૪ admeasuring 1000 sq.mtr, as shown in the accompanying plan and the redistribution statement.
4. The area and boundary of the Final Plot No. ૧૬/એ (રહેણાંકના વેચાણ માટે) admeasuring 23456 sq.mtr. is modified as, Final Plot No. ૧૬/એ (રહેણાંકના વેચાણ માટે) admeasuring 17007 sq.mtr. and Final Plot No. ૧૬/બી (રહેણાંકના વેચાણ માટે) admeasuring 6485 sq.mtr., as shown in the accompanying plan and the redistribution statement.
5. The boundary of the Final Plot No. ૧/એ/૧ (રહેણાંકના વેચાણ માટે) admeasuring 27357 sq.mtr. and Final Plot No. ૨ admeasuring 19578 is modified as, shown in the accompanying plan.
6. The purpose of the Final Plot No. ૩/એચ (ભગીયો) is modified as Final Plot No. ૩/એચ (અર્બન ફોરેસ્ટ) as shown in the accompanying plan and the redistribution statement.
7. The purpose of the Final Plot No. ૩/બી/૨ (સામાજિક માળખા માટે) and Final Plot No. ૧૮/એ/૩ (સામાજિક માળખા માટે) is modified as Final Plot No. ૩/બી/૨ (પાર્કિંગ) and Final Plot No. ૧૮/એ/૩ (પાર્કિંગ) as shown in the accompanying plan and the redistribution statement.
8. The words “ફોર્મ-એફ” in the heading of redistribution statement is deleted.

Preliminary Scheme document, maps, redistribution statement shall be modified according to above.

By order and in the name of the Governor of Gujarat,

**PRAKASH DUTTA,**  
Officer on Special Duty & Ex-Officio  
Joint Secretary to Government.

